



## **R-3 District: Residential Planned Unit Development Application**

The residential planned unit development district is an optional zoning district which permits developers freedom in the design, layout and use of the building types on any parcel of land of five (5) acres or more in size; where the developer agrees to develop the property in accordance with a specific site plan; and there the submission of the zoning request is the processed simultaneously with the request for the subdivision.

Such developments may consist of individual lots and/or common building sites and may permit the mixture of the building types. Common open space reservation or dedication for recreational, aesthetic or buffering purposes shall be considered an essential and major element of the plan. In certain cases where the corporate authorities of the city deem it appropriate to the proper development of the project, commercial and the office facilities may be integrated into the plan. More specifically the purpose of the article is to:

1. The layout design, including considerations of the safety, convenience or overall environmental quality should be an improvement over what would normally be allowed by the strict application of the zone requirements of this section.
2. The plan will not adversely affect adjacent property or interfere with the proper development of adjacent properties. In absence of an appropriate physical barrier, the Plan Commission may require that the least intense land use or a buffer of open space or screening be arranged along the border of the project.
3. All open spaces not contained as a portion of a designated development lot shall have provisions made for its maintenance in the form of owners agreements of dedications to appropriate public agencies.
4. The development is consistent with the intent and purpose of both the city zoning and subdivision titles, and that all variances from the strict regulations thereof be shown on the face of the plat. The development makes provisions for or promotes the aims of all official plans of the City.
5. The plan will not create any greater maintenance burden to the City for streets, utilities, sidewalks and other necessary facilities than would be expected for a conventional development.

**Site Location and Description**

Application for Property Located at: \_\_\_\_\_

Date: \_\_\_\_\_ Total Acreage: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_

**Ownership and Application Information**

Property Owner(s) Name(s): \_\_\_\_\_

Property Owner Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_ Date \_\_\_\_\_

Applicant(s) Name(s): \_\_\_\_\_

Applicant Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date \_\_\_\_\_

**Summary of Request**

Project Type/Narrative Summary (Provide a brief summary and specify project type):

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Proposed Project Name: \_\_\_\_\_

What is the purposed development schedule? Please indicate the approximate dates when construction of the PUD and its various phases are expected to be initiated and completed:

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### **Density Provisions**

*(Please indicate the density of the proposed development)*

High Density Residential Planned Unit Development (Twenty (20) units per acre with a five (5) acre minimum): \_\_\_\_\_

Moderate Density Residential Planned Unit Development (Four (4) to ten (10) units per acre with a thirty (30) acre minimum): \_\_\_\_\_

What is the percentage of the land being covered by building structures? \_\_\_\_\_

What is the percentage of land which will be impervious surface? \_\_\_\_\_

What is the percentage of land being utilized as open space? \_\_\_\_\_

*(Note: The owner shall make provisions of land for open space, recreation or community facilities needed in the area and not less than five (5) percent of the total land area of the site shall be open space.)*

Number of one bedroom units: \_\_\_\_\_

Number of two bedroom units: \_\_\_\_\_

Number of three bedroom units: \_\_\_\_\_

Other: \_\_\_\_\_

Applications must also include:

- Legal Description of subject property.
- Development Plan - The development plan shall be the plan on which the official public hearings are held concerning the site. Such a plan shall show location of all street rights-of-way, all boundary lines, major streets adjoining the property, approximate dimensions of residential buildings, parking lots, open space and community facilities.
- Three (3) full sets of plans.
- Fifteen (15) 11" x 17" reduced copies of Development Plan.

I the undersigned swear or affirm under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I further swear or affirm that I am the owner of record of the area proposed for the previously identified land use action, or if not the owner, attached herewith is written permission from the owner authorizing my actions on his/her behalf.

Printed Name: \_\_\_\_\_

Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Signature of Applicant or Representative: \_\_\_\_\_

Date: \_\_\_\_\_

**Additional Project Team Members**

Civil Engineer: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Architect: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_

Additional Personnel: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email Address: \_\_\_\_\_